West Sunset Park
A 2012 Clean and Safe Neighborhood Parks Bond Project

Community Meeting #3

April 1, 2014

Katy Tang, District Supervisor
Dan Mauer, Project Manager
Jasmine Kaw, Landscape Architect
Will Kwan, Architect
Meeting Goals

- Proposed Budget and Schedule
- Confirm Site Improvements
- Confirm Structure Improvements
- Comments and Questions
- Next Steps
West Sunset Project Budget: $13.2M

- $3.3M Estimated Project Control Cost

Includes project management, architectural/engineering design services, construction management, permits and regulatory agencies review fees.

Construction Budget

- $9.0M Construction (Direct)
- $0.9M Construction Contingency
- $9.9M Total

Conceptual Phase Construction Estimate

- $10.4M Construction (Direct)
- $1.4M Needed Scope Reduction
Project Schedule

2013

2014

2015

2016

PLANNING (10 mo)

DESIGN (9 mo)

BID/ AWARD (6 mo)

CONSTRUCTION (12 mo)

FACILITY OPENS TO THE PUBLIC
Scope of Work

**Site (17 Acres)**
- Maintenance Road
- Access Improvements
- Tennis Courts
- Volleyball Court
- Basketball Court
- Athletic Fields
- Field/Court Lighting
- Parking Lot
- Sidewalk Improvements
- Fencing/Gates/Entrances
- Irrigation
- Vegetation
- Drainage

**Storage Requirements**
- Replace existing storage containers with appropriate Storage Structure and Dumpster Enclosure

**Bleacher Renovations**
- Bleacher Seating
- Restrooms
- Storage
- Administration Space

**Areas of Proposed Scope Reduction**
- Playground and Library Renovation
  Completed, 2011
- Baseball Fields
- Soccer Fields
- Tennis / Volleyball / Basketball
- Upper Baseball Field

**Areas of Proposed Scope Reduction**
- Upper Baseball Field
- Tennis / Volleyball / Basketball

**Playground and Library Renovation**
Completed, 2011
Future PUC Water Well Station
Start of Construction: Sept. 2014

- Tennis / Volleyball / Basketball
- Upper Baseball Field
- Baseball Fields
- Soccer Fields
- Parking Lot – East End
  - Existing
  - In Development
Impact to Existing Tree Cover

Tree Assessment conducted by HortScience, Inc. (2013)

Total # of Trees Studied: 143
Accessible Path of Travel

Accessible Walkway/Path
5% or less vertical slope
1 vertical foot drop in 20 horizontal feet

Accessible Ramp With Handrails
8.33% slope or less
1 vertical foot drop in 12 horizontal feet
Previously Proposed Site & Building Improvement Areas

**SITE**
- Accessibility
- Park Identity
  - *Gateways/Signage*
  - *Site Accents*
  - *Site Furnishings*
  - *Planting*
- Athletic Fields
- Athletic Courts

**STRUCTURES**
- Bleacher Seating
- Bleacher Restrooms
- Storage Structure
- Dumpster Enclosure
**Upper Baseball Field & Storage Detail**

**PROPOSED SCOPE REDUCTION:**
- Bleacher interior (Restrooms/Office)
- ADA ramp to bleacher bldg and bleacher seating
- Storage structure
- Wood seat slats remain

**PROJECT WILL INCLUDE:**
+ Waterproof bleachers
+ Paint bleacher exterior
+ New chain link fencing at bleachers
+ New screen for garbage dumpsters
NORTHWEST LOWER BASEBALL FIELD DETAIL

(N) NORTHWEST LOWER BASEBALL FIELD DETAIL

(N) STEPS
(N) RETAINING WALL
(N) SPECTATOR BLEACHERS, TYP.
(N) DUGOUT & PLAYER SEATING, TYP.
(N) BACKSTOP
(N) GATE, TYP.
(N) PATH TO UPPER BASEBALL FIELD
(N) PATH TO SOUTHWEST BLEACHERS
(N) CHAINLINK FENCE

41ST Ave.
Park Entry Points

Ortega Entrance Existing

Maintenance Road - Soccer Field Entrance

Pacheco

41st Ave

Quintara

39th Ave

40th Ave

41st Ave Midblock Entrance

39th Ave + Quintara Entrance
39th & Quintara Entrance

+ Project will include:
  + New fencing, gate, & bollards
  + New ADA parking stall
  + New park sign
  + New bollards
  + New landscape frontage

- Proposed scope reduction:
  - Entry pillars
  - Decorative signage
  - Ornamental fencing

39th & Quintara Entrance, Looking North
41st & Quintara Parking Lot

**Proposed Scope Reduction:**
- Ornamental fence
- Decorative pillars & signage
- Only 50% of existing parking lot gets repaved

**Project Will Include:**
- New landscape
- New vehicle swing gates
- New ADA ramp from parking lot to field
41st Ave Midblock Entrance

+ PROJECT WILL INCLUDE:
  + New ADA ramp & guardrails
  + New stairs
  + New chain link fencing
  + New landscape
  + New signage

- PROPOSED SCOPE REDUCTION:
  - Concrete pillar or decorative signage
Maintenance Road – Soccer Field Entrance

+ PROJECT WILL INCLUDE:
  + New chain link fence
  + New chain link sliding gate
  + Park signage
  + Concrete walkway improvement

- PROPOSED SCOPE REDUCTION:
  - Concrete pillars or decorative signage
  - Ornamental fencing
  - Ornamental sliding gate
Proposed Planting & Accents
Proposed Site Furnishings

- **Signage**
- **Seats**
- **Picnic Tables**
- **Bulletin Board**
- **Benches**
- **Bike Rack**
- **Fountain & Bottle Filler**
Proposed Site Fencing / Guardrail

Metal Picket Guardrails

Vinyl Clad Chain Link Fence
Proposed Athletic Field Equipment

- Batting Cage
- Foul Post
- Players' Bench
- Backstop and Dugout
Proposed Site and Building Improvements

Structures

- Bleacher Seating
- Bleacher Restrooms
- Dumpster & Gardener Storage Structures
Baseball Bleacher Level 1

Existing

New

Lockers Room
Storage (new)
Restroom
Accessible Space
Office
Storage / Mechanical
Baseball Bleacher Level 2

Existing

New

- ADA Ramp
- ADA Seating, Typ.
- New Paving
- New Seating
- New Backstop

Legend:
- Locker Room
- Storage (new)
- Restroom
- Accessible Space
- Office
- Storage / Mechanical
**Softball Bleacher Level 1 & 2**

**Proposed**

+ **PROJECT INCLUDES:**
  - New backstop fencing
  - Waterproof structure
  - New fencing on bleachers
  - Painting

**Proposed**

- **PROPOSED SCOPE REDUCTION:**
  - ADA ramps & seating
  - Restroom / offices / storage spaces
  - Wooden bleacher seat replacement
Baseball Bleachers
Bleacher Wheelchair Accommodations

Wheelchair Space Cutout
**Dumpster & Gardener Storage**

**PROJECT INCLUDES:**
- Dumpster screen
- Pathways
- Landscape/irrigation

**PROPOSED SCOPE REDUCTION:**
- Gardener/Maintenance storage structure
Proposed Project Elements

- Baseball Fields
- Soccer Field
- Tennis/Volleyball/Basketball Courts
- Turf Field & Court Lighting Replacement
- Drainage / Irrigation Improvements
- Passive Park Space:
  - Landscape, Seating/Picnic Areas
- Chain Link Fence
- Chain Link Entrances/Gates
- Site Furniture
- Batting Cages
- Bleacher Seating (Lower Only)
- Bleacher Restroom (Lower Only)
- Dumpster Enclosure
Next Steps

- Conceptual Plan Approval at Recreation and Parks Commission Meetings: April 2 and April 17th

- Construction Documents Phase of the Project Begins in May

- Send your comments to the Project Manager by via e-mail: Email: Dan.Mauer@sfgov.org
  Fax: (415) 581-2540
Thank you!